

Annual Board of Directors Meeting – November 11, 2024

Call to Order

The regular meeting was called to order at 7:00 pm by Lee Reiff, President of the Board of Directors (BOD).

Roll Call

A roll call of BOD members was called by Lee Reiff, President. Present we're Donna Balta, Treasurer; and Laura Coughlan, Secretary; Sandy Dittman was present, representing Managing Agent – SP Management.

Minutes

The minutes of the August 12, 2024 meeting were made available to the Board and posted to the website in draft. Motion to officially accept the minutes made by Donna and seconded by Laura – PASSED unanimously by the Board.

Financial Report

Donna Balta presented and the Board accepted the Financial Report as of November 11, 2024 showing the assets of the Association as:

First Citizens Bank	\$ 11,345.39
Gold Coast - MMA - 8199	108,299.76
Gold Coast - CD - 10803 - 12 MONTH	75,000.00
Gold Coast - CD - 10802 - 6 MONTH	75,000.00
TOTAL ASSETS	\$ 269,645.15

Old Business

- A. Tree trimming and removal of diseased trees - completed by A-Cut-Above.
- B. Garage floors - power washing was completed
- C. Dogs - Board has decided that there is no need to provide photo or proof of village registration

New Business

- A. 7728 will be getting a new roof in 2025 and we are checking on the cost of larger gutters. There will be a special assessment meeting in February regarding the repayment of the funds taken out of our Reserve Account to pay for the new roof.
- B. HOA monthly fee will be increased to \$285.00.
- C. Dryer vent cleaning is complete with the exception of 3 units
- D. Requested that concerns be brought to the attention of the Board 2 weeks prior to the meeting so that we are in a better position to respond.
- E. Tuckpointing was completed on the west side of 7716 - 3rd floor
- F. New garage door opener installed in 7722. The electric eyes in the other 3 buildings were lowered due to a safety code. There was no charge to Brookside East for this additional work.
- G. New carpet installed in 7716 - common area and front hallway and stairs.

Reminder: All dogs must be walked off Brookside East's property.

Lee Reiff motioned to adjourn the meeting and Laura Coughlan and Donna Balta seconded the motion. Meeting adjourned at 7:25.

Floor open for other topics for discussion by homeowners.

Annual Meeting Agenda

Barbara Reinke and Mary Breir are joining the board. Motion to accept three current board members & two new members was approved.